

SUBJECT: **Preliminary Report**
Scardred 7 Company Limited
4038 Highway 7 (north side, east of Village Parkway)
Applications for zoning by-law amendment and draft plan of
subdivision to permit a residential development
accommodating 50 townhouse dwellings and 20 single
detached dwellings (Ward 3)
File No. ZA/SU 18 180309

PREPARED BY: Scott Heaslip, MCIP, RPP,
Senior Development Coordinator, Central District ext. 3140

REVIEWED BY: Richard Kendall, MCIP, RPP, Manager, Central District
ext. 6588

RECOMMENDATION:

That the report titled "PRELIMINARY REPORT, Scardred 7 Company Limited, 4038 Highway 7 (north side, east of Village Parkway), Applications for zoning by-law amendment and draft plan of subdivision to permit a residential development accommodating 50 townhouse dwellings and 20 single detached dwellings (Ward 3), File No. ZA/SU 18 180309;" be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on the subject applications. It contains general information regarding applicable Official Plan or other policies and issues/concerns identified by staff from our preliminary review of the proposed development, and should not be taken as staff's opinion or recommendation on the applications. A Statutory Public Meeting has not been scheduled.

BACKGROUND:

The subject property is located on the north side of Highway 7, east of Village Parkway. (see Figures 1 and 3).

The property statistics are as follows:

- Area – 2.42 ha (5.8 acres)
- Frontage - 110 metres (361 feet)
- Depth 220 metres (722 feet).

The front portion of the property contains a 1-storey commercial building occupied by a Canada Computers store. The rear portion contains a vacant 2-storey building which was formerly occupied by the head office of White Rose Nurseries.

Surrounding uses (see Figure 3):

- To the west, a newly constructed condominium townhouse development consisting of a 4-storey building fronting on Highway 7 and 3-storey buildings in the remainder of the site.
- To the east, Volvo and Audi dealerships. The City has approved the redevelopment of this property with three new buildings accommodating Volvo, Audi and Jaguar/Land Rover dealerships.
- To the north, newly constructed single detached dwellings fronting on Fitzgerald Avenue and backing onto the subject property.
- To the south across Highway 7, a Whole Foods supermarket and a Sheridan Nurseries garden centre.

Process to date:

- The subject applications were deemed complete by staff on December 19, 2018.
- The preliminary report is to be considered by Development Services Committee on the current date (February 25, 2019)

Next Steps:

- A Statutory Public Meeting is required to provide an opportunity for formal public participation regarding the proposed zoning by-law amendment and draft plan of subdivision.

Proposal

The applicant is proposing to develop the subject property as follows (Figures 4, 5, 6 and 7):

- New public streets as shown on Figure 4 (Preliminary Site Plan) and Figure 5 (Draft Plan of Subdivision). The intersection of the easterly street and Highway 7 will be signalized. (The existing driveways at this location are currently signalized.) The intersection of the westerly street with Highway 7 will be restricted to right-turn-in/right-turn-out movements by the existing median in Highway 7. The plan provides the opportunity for the potential future connection to Ferrah Street, which currently terminates in a dead end at the east boundary of the subject property.
- A 1.2 hectare (3 acre) block in the south portion of the property to accommodate a 50-unit condominium townhouse development. The proposed 3-storey townhouse buildings (see Figure 6) will front onto either a public road or a private open space and back onto a private laneway providing access to attached 2-car garages. 12 on-site visitor parking spaces are also proposed in accordance with the City's by-laws.

- 20 single detached lots in the north portion of the property (Figure 7). 12 of the lots are proposed to have a frontage of 12 metres (39 feet). The remaining 8 lots are proposed to have a frontage of 10.6 metre (35 feet).

The applicant has applied to the City for the following:

- An amendment to the City's zoning by-laws to permit the proposed use and built form program.
- A draft plan of subdivision to permit the public streets, single detached lots and townhouse block to be laid out as proposed.
- Site plan approval for the townhouse development. (Single detached dwellings are not subject to site plan approval.)

Provincial Policy Conformity

When considering a development application staff assesses whether proposals are consistent with the Provincial Policy Statement (2014) and in conformity with relevant Provincial Plans, which in this case is the Growth Plan for the Greater Golden Horseshoe (2017). Matters still being assessed as part of the review of the zoning by-law amendment application include:

- Evaluating how the proposed development conforms with building strong healthy communities and managing growth;
 - a) by supporting the achievement of complete communities;
 - b) ensuring that there are adequate and accessible public and open spaces, parks and trails;
 - c) planning for sewage, water services and stormwater management;
 - d) providing transportation systems which are safe and energy efficient and facilitate the movement of people and goods and are appropriate to address projected needs; and
 - e) assessing the proposal with respect to the range (eg. type, sizes, affordability and accessibility) of housing proposed.

Region of York Official Plan

The subject property is designated 'Urban Area' in the York Region Official Plan, 2010. This designation provides for the proposed residential development.

City of Markham Official Plan

The applicable Official Plan policies include:

- The south portion of the subject property is designated 'Mixed Use Mid Rise' in the 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018). This designation permits residential buildings and mixed-use buildings (building containing a mix of commercial and residential uses). A site-specific policy permits a maximum height of 4 storeys.
- The north portion is designated Residential Low Rise.' A site-specific policy permits single detached dwelling only in this area.

The proposed development is consistent with these policies.

The subject property is zoned "Special Commercial 1" (SC1) by By-law 118-79, as amended. This zoning permits a range of commercial uses.

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters, and others identified through the circulation and detailed review of the proposal will be addressed in a final report to Committee:

The proposed development conforms with the applicable Official Plan policies. The proposed layout of streets, lots and blocks and the proposed built form program are generally acceptable subject to refinement to address any technical issues identified by City staff and public agencies.

The nearest existing and proposed public parks are one block east on Ferrah Street and one block south on Rougeside Promenade. Staff have not identified a requirement for additional public parkland at this location. The applicant is proposing to satisfy their parkland requirement through the payment of "cash-in-lieu" of land dedication.

Next Steps

A Statutory Public Meeting is required to provide an opportunity for formal public participation regarding the proposed zoning by-law amendment and draft plan of subdivision.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development is to be evaluated in the context of growth management, environmental and strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various internal departments and external agencies and are currently under review.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager
Planning and Urban Design



Arvin Prasad, M.C.I.P.; R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1 - Location Map
Figure 2 - Area Context/Zoning
Figure 3 - Air Photo
Figure 4 - Preliminary Site plan
Figure 5 – Draft Plan of Subdivision
Figure 6 - Preliminary Elevations - Townhouses
Figure 7 - Preliminary Elevations - Single Detached Dwellings

AGENT:

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